



31 Laburnum Grove, Spring Gardens, Shrewsbury,
Shropshire, SY1 2UT

www.hbshrop.co.uk



Important Notice - please read carefully

All rents, premiums or other financial arrangements and charges stated are exclusive of value added tax. The Property Misdescriptions Act Holland Broadbridge for themselves and for the vendors or lessors of this property whose agents they are give notice that:

1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them.
3. The vendors or lessors do not make or give, and neither do Holland Broadbridge for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Offers In The Region Of £349,995

Viewing: strictly by appointment through the agent

Offered For Sale with NO UPWARD CHAIN, is this modern, deceptively spacious and particularly attractive, four double bedroom detached house, occupying a pleasant position on this popular development. The property is within walking distance of the medieval Town Centre of Shrewsbury, and is well placed for access to a variety of good amenities and the local by-pass linking up to the M54 motorway network. This property will appeal to many buyers and viewing comes recommended by the selling agent.

Accommodation

Reception hallway, under stairs cloakroom, bay fronted lounge, open plan kitchen diner/family room, utility room, first floor landing, master bedroom with en-suite shower room, three further double bedrooms, family bathroom, front and low maintenance landscaped rear enclosed gardens, driveway, garage, upvc double glazing and gas fired central heating. Viewing is recommended.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Composite double glazed entrance door gives access to;

Reception Hallway

Having radiator and built-in double storage cupboard. Door from reception hallway gives access to;

Understairs Cloakroom

Having low flush wc, pedestal wash hand basin, radiator and extractor fan to ceiling.

Door from reception hallway gives access to;

Bay Fronted Lounge

19'0 max into bay x 10'6

Having upvc double glazed bay window to front, two radiators, vinyl floor covering, tv and telephone points.

Door from reception hallway gives access to;

Modern Open Plan Kitchen/Diner Family Room

19'8 x max x 15'8 max

The kitchen area comprises a range of contemporary eye level and base units with built-in cupboards and drawers, integrated fridge/freezer, dishwasher, double oven, six ring gas ho with stainless steel cooker canopy over, fitted worktops with inset stainless steel sink with mixer tap over, vinyl floor covering and radiator. The dining/family area comprises a range of upvc double glazed windows overlooking rear gardens with upvc double glazed French doors giving access to rear gardens, radiator and vinyl floor covering. Door from kitchen diner/family room gives access to;

Utility Room

7'3 x 6'1

Having base units, fitted worktop with inset stainless steel sink with

mixer tap over, wall mounted gas fire central heating boiler, space for washing machine and tumble dryer, radiator, vinyl floor covering and composite double glazed door giving access to rear of property.

From reception hallway stairs rise to;

First Floor Landing

Having loft access, radiator and cupboard housing pressurized water system. Doors from first floor landing then give access to four double bedrooms and family bathroom.

Bedroom One

15'2 max reducing to 10'3 min x 11'9 max

Having two upvc double glazed windows to front, range of fitted wardrobes and radiator. Door to;

En-suite Shower Room

Having double width tiled shower cubicle, pedestal wash hand basin, low flush wc, part tiled to walls, upvc double glazed window to side, shaver point and heated towel rail.

Bedroom Two

13'3 max x 10'11 max

Having upvc double glazed window to rear and radiator.

Bedroom Three

11'10 x 8'10

Having upvc double glazed window to front, radiator and fitted wardrobes.

Bedroom Four

11'4 max into recess x 10'2 max

Having upvc double glazed window to rear and radiator.

Family Bathroom

Having a four-piece suite comprising panel bath, double width tiled shower cubicle, pedestal wash hand basin, low flush wc, part tiled to walls, wall hung towel rail, extractor fan to ceiling, vinyl floor covering and upvc double glazed window to rear.

Outside

To the front of the property there is a low maintenance stoned and brick paved area. To the side of this there is a tarmacadam driveway which gives access to;

Garage

Having up and over door.

Side access then leads to;

Modern Landscaped Rear Gardens

Having two paved patio area, artificial lawn, stoned and barked boarders. the rear gardens are enclosed by fencing.

AGENCY NOTE

The vendor informs us that there is a £11.00 PCM charge which is payable for the upkeep of the development.

Services

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

COUNCIL TAX BAND E

Mortgage Services

We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (option 1 for sales).

Disclaimer

Any areas / measurements are approximate only and have not been verified.

VACANT POSSESSION WILL BE GIVEN ON COMPLETION

Please note this information is given for guidance only and should not be relied upon as statements or representations of fact. Any prospective purchaser must satisfy themselves of the correctness, and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 87 |
| (81-91) B | | 78 | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

FLOORPLANS

